



When recorded mail to:

Surveyor
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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Project: VC-004-001
Pierce Street
APN 141-260-010



DX- 1294

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California does hereby remise, release, and forever quitclaim to **LA SIERRA UNIVERSITY, a California non-profit Religious Corporation**, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "B"** attached hereto and incorporated herein by this reference.

Dated May 23, 2003

CITY OF RIVERSIDE,

A municipal corporation

By

George A. Carvalho
City Manager George A. Carvalho

Attest

Kelly Palmer
City Clerk Kelly Palmer

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY *Krist Smith*
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On MAY 23, 2003, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

George A. CARAVALHO and KELLY PALMER
Name(s) of Signer(s)

personally known to me -- OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() **Trustee(s)**
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:





March 10, 2003

W.O. 1104-001

EXHIBIT "B"
QUITCLAIM DEED
VC-004-001
AREA 5-A
PIERCE STREET

That portion of Lots 9 and 10 in Block 4, Lot 8 in Block 5, Lots 3 and 4 in Block 6, Lot "A", and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 23°22'30", an arc length of 512.00 feet (the initial radial line bears S.79°03'06"W.) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 584.56 feet;

Thence Northerly on a non-tangent curve concave Westerly having a radius of 70.00 feet, through an angle of 78°33'48", an arc length of 95.98 feet (the initial radial line bears S.45°45'36"E.);

Thence N.34°19'24"W., a distance of 178.68 feet;

Thence Northerly on a curve concave Easterly having a radius of 157.00 feet, through an angle of 42°47'02", an arc length of 117.24 feet to the Southerly prolongation of the Westerly line of said Lot 23;

Thence N.08°27'38"E. along said prolongation, a distance of 7.52 feet to the most Westerly corner of said Lot 23, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence S.34°19'24"E. along the Southwesterly line of said Lot 23, also being the Northeasterly line of said Pierce Street, a distance of 446.09 feet to the point of beginning.



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EXCEPTING THEREFROM that portion described as follows:

Commencing at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 10°14'41", an arc length of 224.40 feet (the initial radial line bears S.79°03'06"W.) to the Point of Beginning of the parcel of land to be described;

Thence continuing Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 13°07'49", an arc length of 287.60 feet (the initial radial line bears S.68°48'25"W.) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 292.75 feet;

Thence N.68°48'25"E., a distance of 33.69 feet to the point of beginning.

The above described parcel of land contains 0.888 acres, more or less.

RESERVING THEREFROM blanket easements for the right to construct, maintain, operate, inspect, replace, renew, remove, repair and enlarge lines of pipe, cables, wires, poles, vaults, manholes, markers, equipment, fixtures, and other convenient and appurtenant structures for the distribution and/or transmission of electric energy, water pipelines, gas lines, storm drains, sanitary sewer, telephone, telegraph, cable television and other communication facilities, as may from time to time be required.



CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:

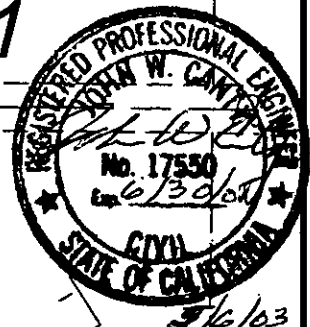
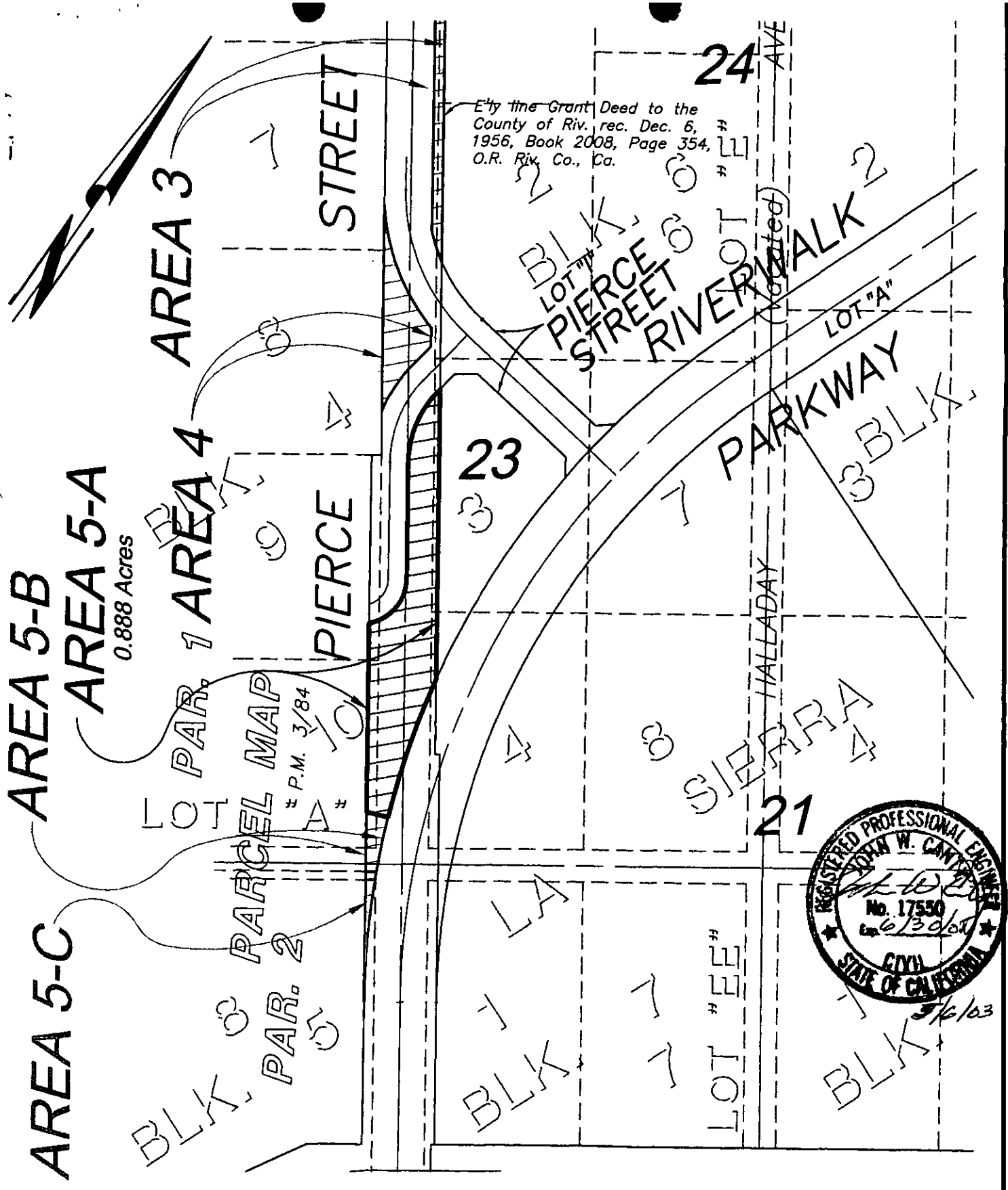
John W. Canty
John W. Canty R.C.E. 17550

3/27/03
Date

DESCRIPTION APPROVAL 5/18/03
Walter R. Joyce by _____
SURVEYOR, CITY OF RIVERSIDE



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--- CITY OF RIVERSIDE, CALIFORNIA ---

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1	W.O. 1104-001
SCALE: 1" = 200'	DRAWN BY: CEG DATE: 3/10/03	SUBJECT: QUITCLAIM DEED - VC-004-001	78-6

DX1294